



# 22 Meadowbank Terrace

Meadowbank, Edinburgh, EH8 7AS



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## Main door 3 bed flat on the edge of Holyrood Park.

- Sitting/dining room
- Kitchen
- Double bedroom 1
- 2 further bedrooms
- Bathroom with 3-piece suite
- Private front garden
- Communal rear garden
- Bright & well proportioned
- Excellent location close to local amenities
- Gas central heating & double glazing



Offers Over:

**£310,000**

 C  C  Freehold

Further information can be found in the home report.

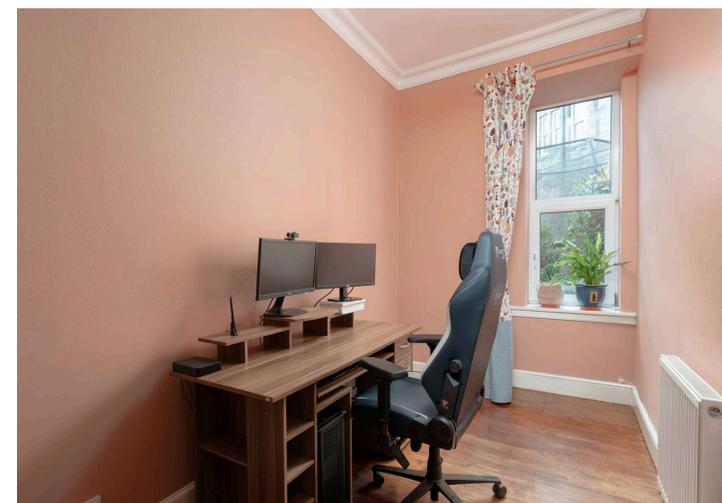
## About the Property

Situated just on the edge of Holyrood Park this 3 bed main door flat offers a generous home for those looking in the area.

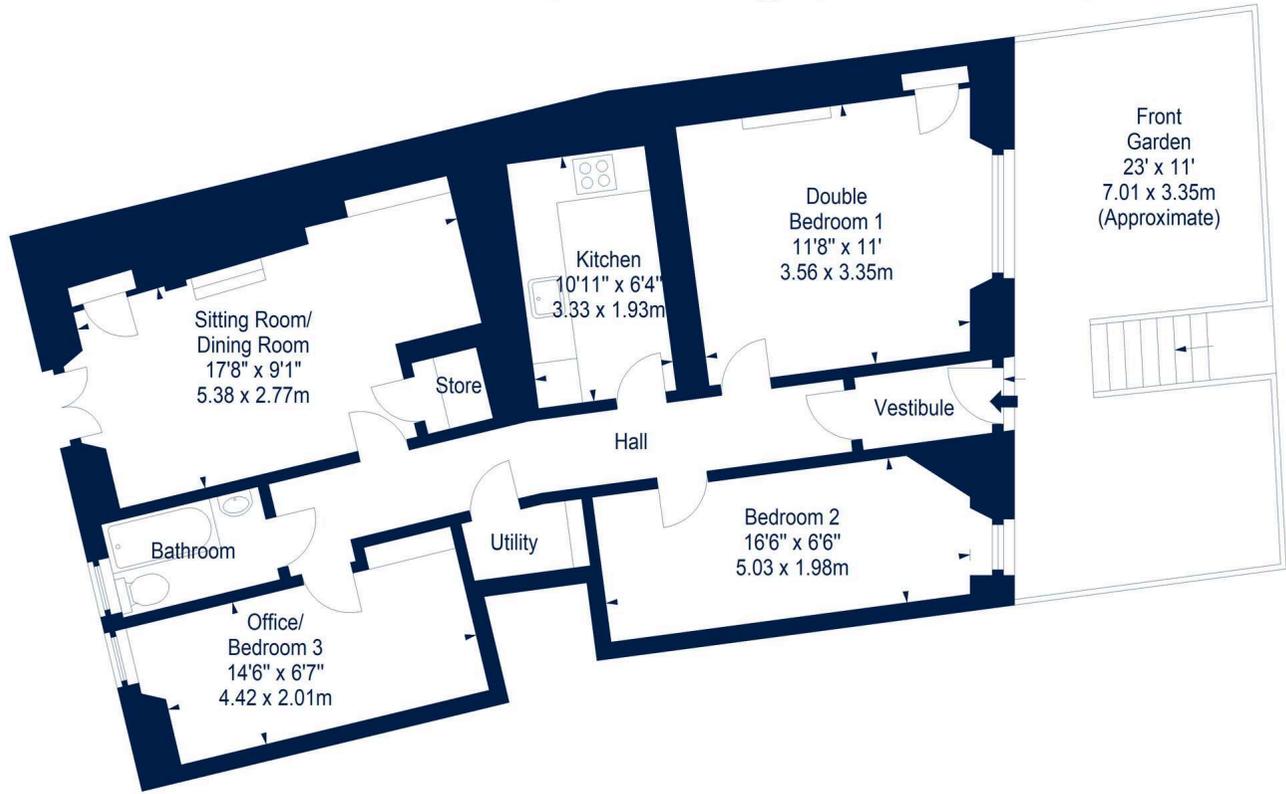
Internally the property is bright and well proportioned throughout further benefitting from gas central heating, double glazing & a private front garden.

## Extras

To include all fitted floor coverings, curtains (with the exception of bedroom 3), curtain poles & blinds in addition to the white goods in the kitchen - fridge/freezer, oven, hob & extractor hood. Other items of furniture may be available by separate negotiation.



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Ground Floor



House - Approx. Gross Internal Area - 866 Sq Ft - 80.45 Sq M

For identification only. Not to scale. © SquareFoot 2026



## Location

Meadowbank lies a short distance to the east of Edinburgh's city centre. There are fantastic local shops nearby which cater for everyday needs with larger shopping requirements provided at Meadowbank Retail Park, and Princes Street is just a short distance away. The Omni Centre and St James Quarter are also close-by providing excellent shopping, cinemas and a choice of restaurants. For local outdoor recreation Holyrood Park, home to Edinburgh's iconic Arthur's Seat, is within easy reach and Portobello beach is just a short drive away. Regular bus services provide ease of travelling to the city centre and the surrounding area. Excellent schooling is represented in both the state and private sector.





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